



August 19, 2003 CPC  
September 17, 2003 BS

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03SN0305

Gill Grove Baptist Church

Matoaca Magisterial District  
East line of River Road

**REQUEST:** Conditional Use to permit a child care center and private school in an Agricultural (A) District.

**PROPOSED LAND USE:**

A child care center and a private school in conjunction with the church use are proposed.

**PLANNING COMMISSION RECOMMENDATION**

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 AND 3.

**STAFF RECOMMENDATION**

Recommend denial for the following reason:

Although the proposed child care center and private school would have no greater land use impact upon existing and anticipated area residential development than does the permitted church or public school uses, the application fails to address the impacts on transportation facilities. Specifically, turn lanes along River Road are warranted with the proposed enrollment. The applicant has not provided for these road improvements.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE

RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- (CPC) 1. Except where the requirements of the underlying Agricultural (A) zoning are more restrictive, any new development for school or child care center use shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) uses in Emerging Growth Areas, excluding buffer requirements. (P)
- (CPC) 2. The following setback criteria shall apply to any outdoor play fields, courts, swimming pools and similar active recreational areas:
- a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts, swimming pools or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent property in A and R Districts. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in the Zoning Ordinance for 50-foot buffers.
  - b. If outdoor play fields, courts, swimming pools and similar active recreational areas are setback more than 100 feet from the adjacent properties in A or R Districts, the landscaping or other design features described in Condition 2.a. may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 2.a.
  - c. Any playground areas shall be setback a minimum of forty (40) feet from all property lines. (P)
- (CPC) 3. The operation of a child care center and/or school use shall be conducted in association with church or other places of worship use on the property. (P)
- (CPC) 4. The child care center use will have a maximum enrollment of 50 children and the private school will have a maximum enrollment of 100 students. (P)
- (CPC) 5. Direct access from the property to River Road shall be limited to two (2) entrance/exits. The exact location of these entrance/exits shall be approved by the Transportation Department. (T)

- (CPC) 6. Prior to issuance of any additional building permits on the property, forty-five (45) feet of right of way on the east side of River Road, measured from the centerline of that part of River Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
- (CPC) 7. Prior to enrollment of more than a cumulative total of one-hundred (100) students at the child care center and school, additional pavement shall be constructed on River Road at one of the entrance/exits approved access to provide a right turn lane. The developer shall dedicate, free and unrestricted, any additional right of way (or easements) required for these improvements. (T)

(NOTE: These conditions would not apply to any permitted use, such as a church, on the property.)

### GENERAL INFORMATION

#### Location:

East line of River Road, south of Nash Road. Tax IDs 754-626-1279 and 3599 and 754-627-1520 (Sheet 40).

#### Existing Zoning:

A

#### Size:

8.4 acres

#### Existing Land Use:

Church

#### Adjacent Zoning and Land Use:

North, South, East and West - A; Single family residential or vacant

### UTILITIES

#### Public Water System:

There is an existing sixteen (16) inch water line extending along River Road, adjacent to the request site. Use of the public water system is required by County Code.

### Public Wastewater System:

The public wastewater system is not available to serve the request site. The request site lies within the area of anticipated Residential (R-88) zoning of the Southern and Western Area Plan and permits the use of private septic systems.

### Private Well and Septic Systems:

Use of a private septic system is proposed. The Health Department must approve any new septic system, or expanded usage of any existing septic system.

## ENVIRONMENTAL

### Drainage and Erosion:

This request will have minimal impact on drainage and erosion.

## PUBLIC FACILITIES

### Fire Service:

The Phillips Volunteer Fire Station, Company Number 13, and Ettrick Matoaca Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have minimal impact on fire and emergency medical service.

### Transportation:

The property (8.4 acres) is currently zoned Agricultural (A), and a church (Gill Grove Baptist Church) has been developed on the property. The applicant is requesting a Conditional Use to permit the operation of a private school and day care on the property. The applicant has proffered that enrollment at the school will be limited to 100 students and enrollment at the day care will be limited to fifty (50) students (Proffered Condition 4). Based on the maximum enrollments and using private school and day care trip rates, development could generate approximately 400 average daily trips. These vehicles will be distributed along River Road, which had a 2003 traffic count of 3,250 vehicles per day.

Sections of River Road have twenty-two (22) feet of pavement with no shoulders. The standard typical section for this type of roadway should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders. The capacity of River Road is acceptable (Level of Service C) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies River Road as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way measured from the centerline of River Road in accordance with that Plan. (Proffered Condition 6)

Access to major arterials, such as River Road, should be controlled. In conjunction with development of the church, four (4) accesses were constructed to River Road. The

spacing between these accesses does not meet current Transportation Department standards. Based on the development that has occurred on the property, the applicant has agreed to eliminate the two (2) accesses located at either property line. The applicant has proffered that direct access from the property to River Road will be limited to two (2) entrance/exits. (Proffered Condition 5)

The traffic impact of this development must be addressed. Based on Transportation Department standards, a right turn lane on River Road is warranted with a combined enrollment of more than twenty-seven (27) students at the school and day care, and a left turn lane on River Road is warranted with a combined enrollment of more than forty-one (41) students. The applicant has proffered to construct only a right turn lane prior to enrollment of more than a cumulative total of 100 students at the school and day care (Proffered Condition 7). The proffer does not adequately address the traffic impact of this development based on Transportation Department standards; therefore, the Transportation Department does not support this request.

### LAND USE

#### Comprehensive Plan:

Lies within the boundaries of the Southern and Western Area Plan which suggests the property is appropriate for residential use of 1 to 5 acre lots, suited for Residential (R-88) zoning.

#### Area Development Trends:

Surrounding properties are zoned Agricultural (A) and are developed with single family residences on acreage parcels or are vacant. It is anticipated that single family residential use will continue in the area as suggested by the Plan.

#### Site Design:

The request property has been developed as a church complex with associated parking facilities. The applicant intends to use the existing facilities for private school and child care center use in addition to the church use. The recommended conditions would require any new development for the school and/or child care center use to conform to the development standards of the Zoning Ordinance for Corporate Office (O-2) uses in Emerging Growth Areas except for buffers and where the underlying zoning requirements are more restrictive (Proffered Condition 1). Emerging Growth Area standards address access, parking, landscaping, architectural treatment, setbacks, signs, utilities and screening.

#### Use/Enrollment:

Churches and associated uses are permitted within Agricultural (A) districts. Private schools and child care centers have typically been considered as accessory to a church use subject to conditions as recommended herein relative to site design for such facilities situated near residential areas. Proffered Condition 3 requires the school and child care center use to be conducted in association with the church use on the property.

The applicant is limiting enrollment of the child care center to a maximum of fifty (50) children and enrollment of the school to a maximum of 100 students. (Proffered Condition 4)

Buffers and Screening:

Currently, the Zoning Ordinance requires that solid waste storage areas (i.e. dumpsters, garbage cans, trash compactors, etc.) on property which is adjacent to an A or R District be screened from view of such district as prescribed in the Ordinance. In addition, the site must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

As noted herein, adjacent properties are zoned Agricultural (A) and are occupied by single family residential uses or are vacant. Any proposed outdoor recreational facilities and playgrounds associated with the private school or child care center must be setback from these adjacent properties. (Proffered Condition 2)

CONCLUSIONS

Although the proposed child care center and private school would have no greater land use impact upon existing and anticipated area residential development than does the permitted church or public school uses, the application fails to address the impacts on transportation facilities. Specifically, turn lanes along River Road are warranted with the proposed enrollment. The applicant has not provided for these road improvements.

Given these considerations, denial of this request is recommended.

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CASE HISTORY

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Planning Commission Meeting (8/19/03):

The applicant did not accept staff's recommendation but did accept the Commission's recommendation. No one spoke in favor of or in opposition to the request.

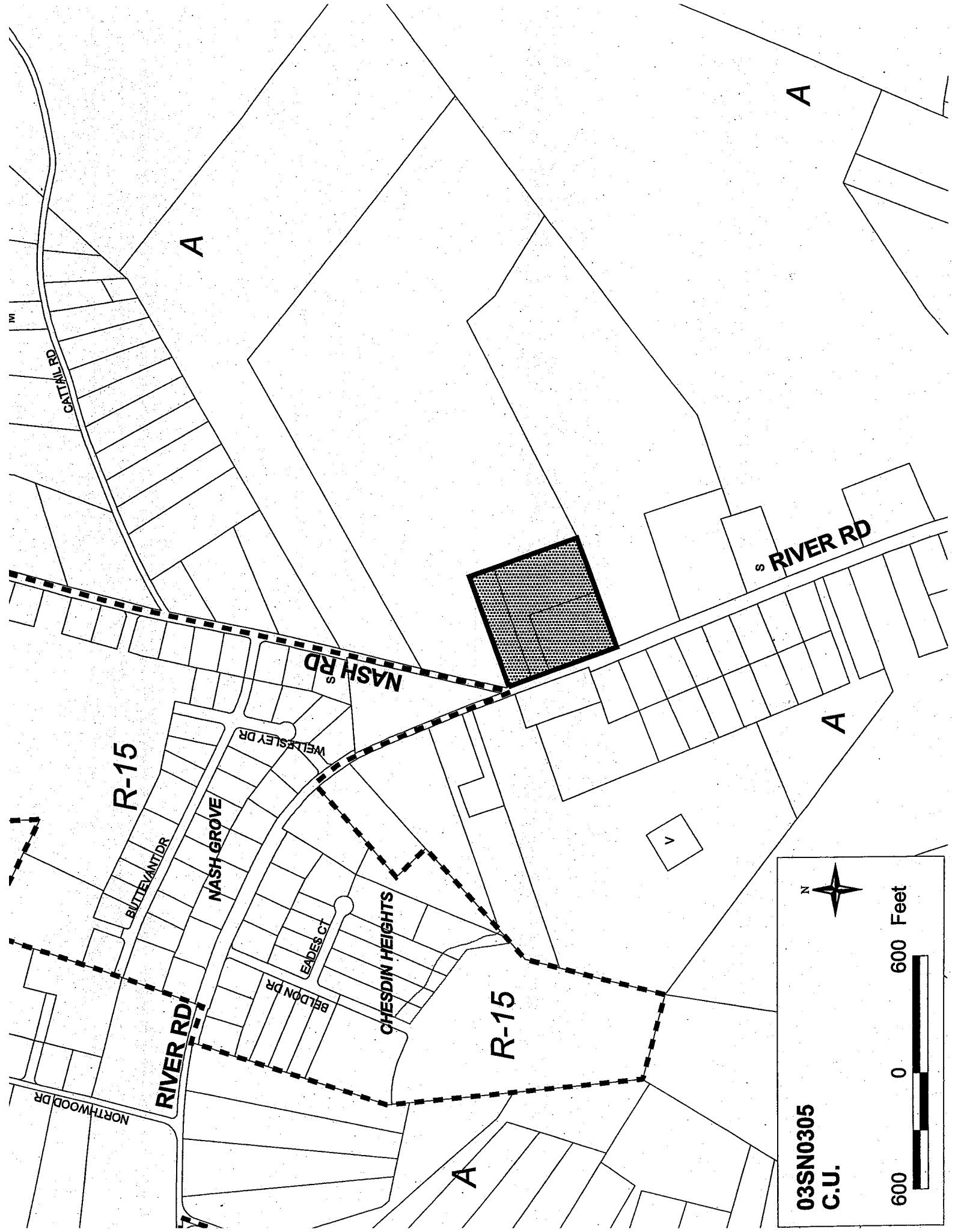
Mr. Stack questioned with the church currently operating the private school and day care, whether there had been any vehicle accidents at the church. Mr. Stan Newcomb with the Transportation Department reported that there had not been any reported accidents at the church.

Mr. Stack stated that while he considered a development's traffic impact important and under most circumstances would not waiver from Transportation Department's recommendations, the felt in this case that the requirement for turn lanes was based more on a standard benchmark rather than the potential impact from the church's proposed uses.

On motion of Mr. Stack, seconded by Mr. Cunningham, the Commission recommended approval and acceptance of the proffered conditions on pages 2 and 3.

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The Board of Supervisors, on Wednesday, September, 17, 2003, beginning at 7:00 p.m., will take under consideration this request.



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